

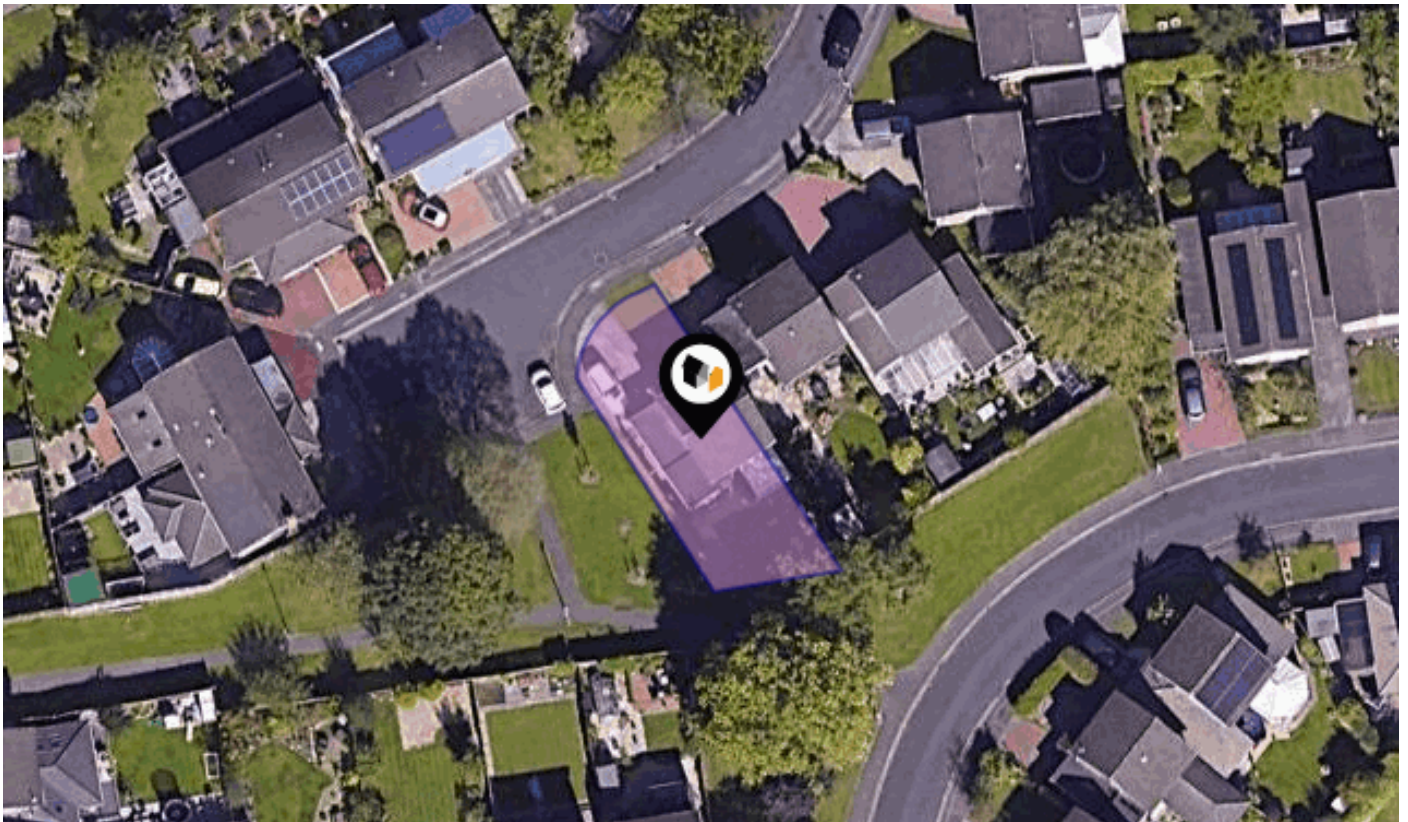


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th December 2025



HAZEL CLOSE, PENWORTHAM, PRESTON, PR1

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

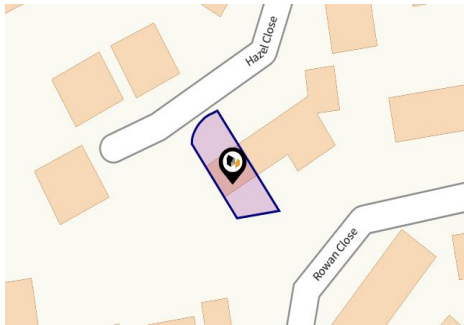
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* 3-Bedroom Detached Home * Popular Penwortham Location * 2 Receptions and Conservatory

Tucked away at the end of a quiet cul-de-sac, this 3-bedroom detached property offers a fantastic opportunity to live in a sought-after residential area of Penwortham. Conveniently located within the catchment area for well-regarded schools and close to excellent transport links, local shops, and amenities, it's ideal for families or professionals seeking a comfortable, practical home. The property welcomes you with a hallway, featuring a convenient WC on the ground floor. The spacious living/dining room is filled with natural light and has patio doors leading into the conservatory, offering pleasant views of the garden and a seamless flow for indoor-outdoor living. The fitted kitchen is well-equipped with everything you need, and a further versatile reception room provides an ideal space for a home office, playroom, or additional living area. Upstairs, there are three generously sized bedrooms, with the second bedroom benefiting from fitted wardrobes. A modern three-piece family bathroom completes the first floor. Externally, the property offers driveway parking and a garage for added convenience. The enclosed rear garden provides a private, low-maintenance outdoor space, perfect for relaxing, entertaining, or for children and pets to play safely. This home combines practical family living with a peaceful cul-de-sac setting in one of Penwortham's most desirable areas.



Property

| | |
|------------------|---|
| Type: | Detached |
| Bedrooms: | 3 |
| Floor Area: | 861 ft ² / 80 m ² |
| Plot Area: | 0.06 acres |
| Council Tax : | Band C |
| Annual Estimate: | £2,091 |
| Title Number: | LA597192 |

Tenure: Freehold

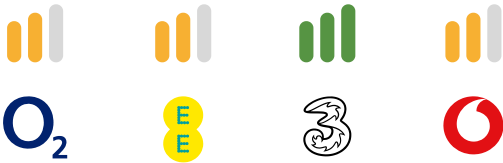
Local Area

| | |
|--------------------|------------|
| Local Authority: | Lancashire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

| | | |
|-----------|-----------|-------------|
| 12 | 58 | 1000 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



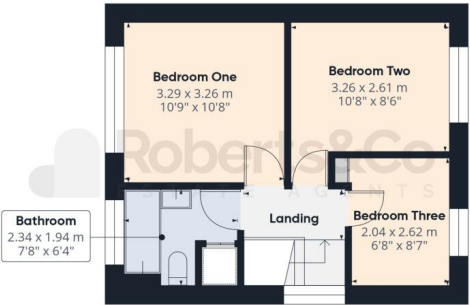




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Ground Floor



Floor 1



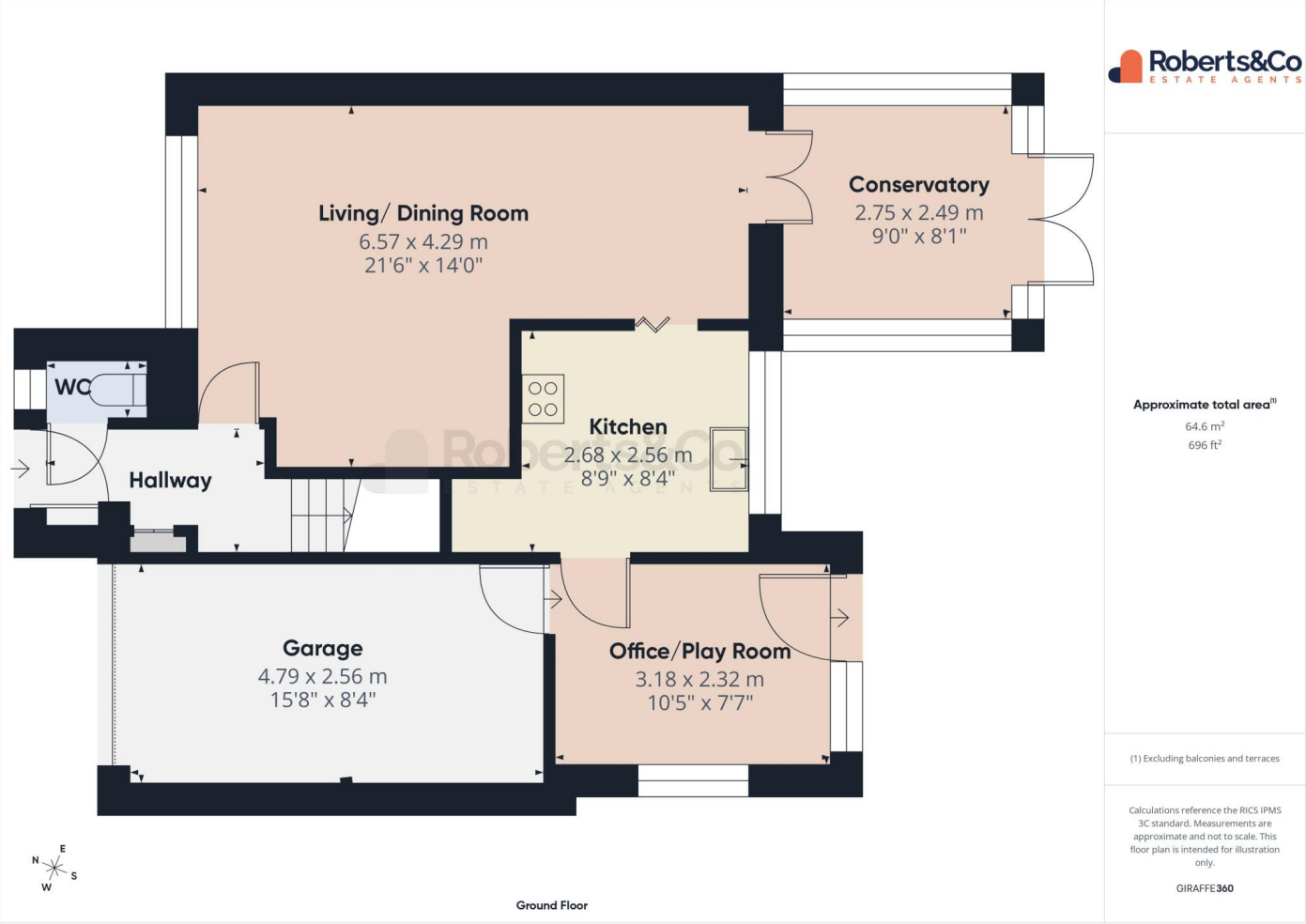
Approximate total area^m
95.4 m²
1028 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

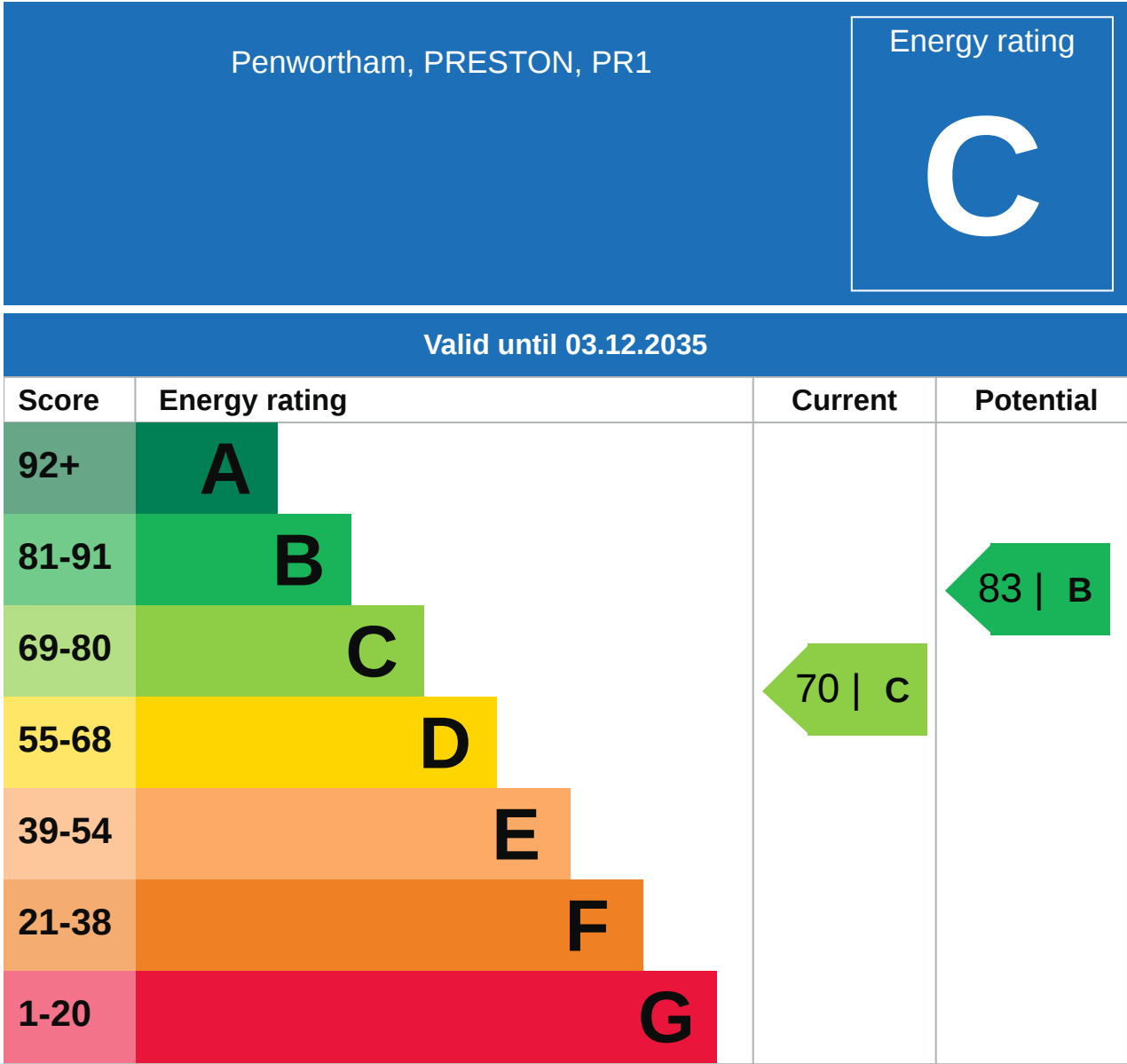
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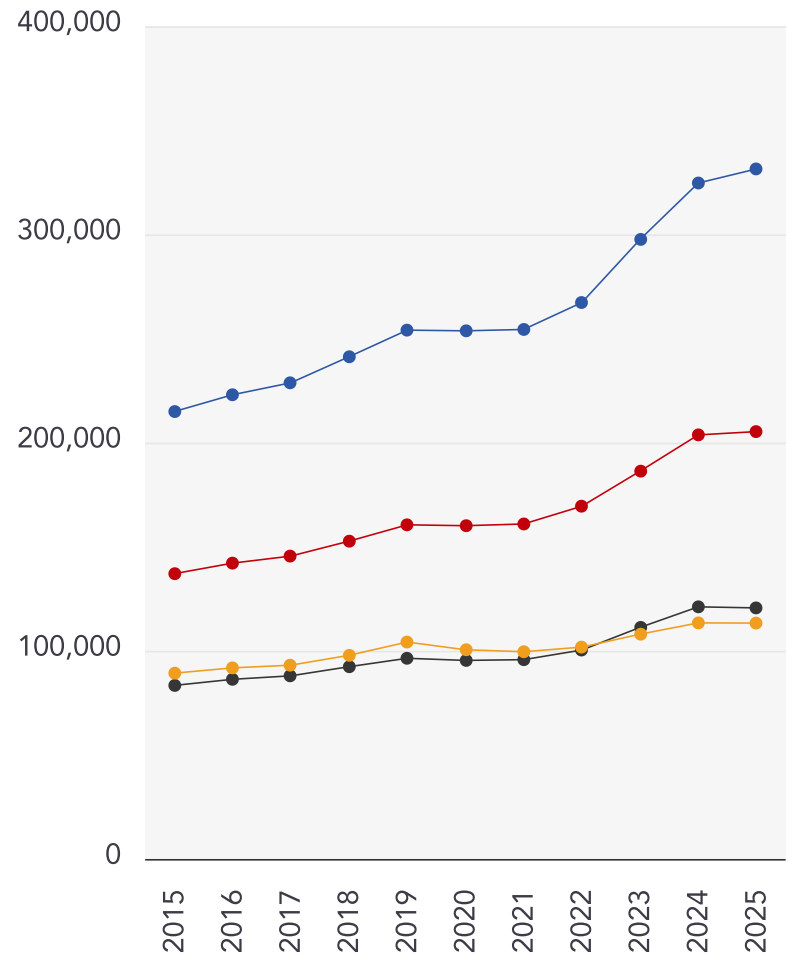
Additional EPC Data

| | |
|--------------------------------------|--------------------------------------|
| Property Type: | Detached house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 300 mm loft insulation |
| Roof Energy: | Very good |
| Window: | Fully double glazed |
| Window Energy: | Poor |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Excellent lighting efficiency |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Air Tightness: | (not tested) |
| Total Floor Area: | 80 m ² |

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+54.23%

Semi-Detached

+49.8%

Flat

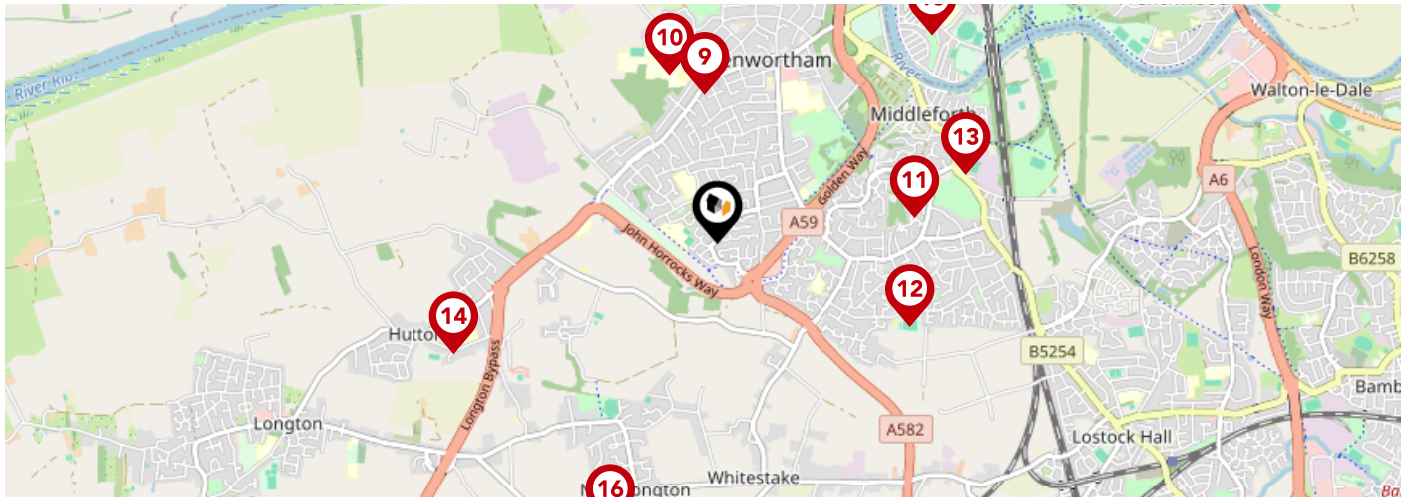
+26.94%









Terraced

+44.66%



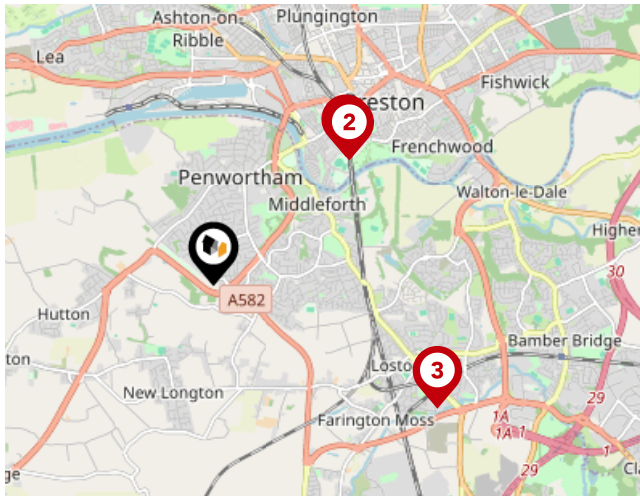
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.57 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.77 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.26 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:1.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

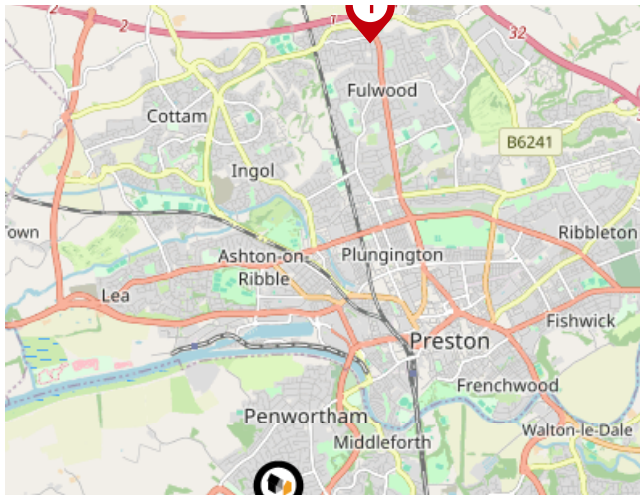
Area

Transport (National)



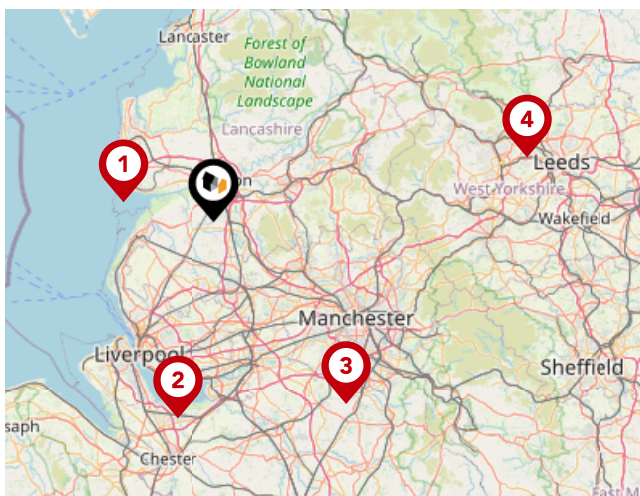
National Rail Stations

| Pin | Name | Distance |
|----------|---------------------------|------------|
| 1 | Preston Rail Station | 1.62 miles |
| 2 | Preston Rail Station | 1.62 miles |
| 3 | Lostock Hall Rail Station | 2.24 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|----------|---------|------------|
| 1 | M55 J1 | 4.28 miles |
| 2 | M65 J1A | 3.16 miles |
| 3 | M6 J28 | 3.94 miles |
| 4 | M65 J1 | 3.39 miles |
| 5 | M6 J29 | 3.52 miles |

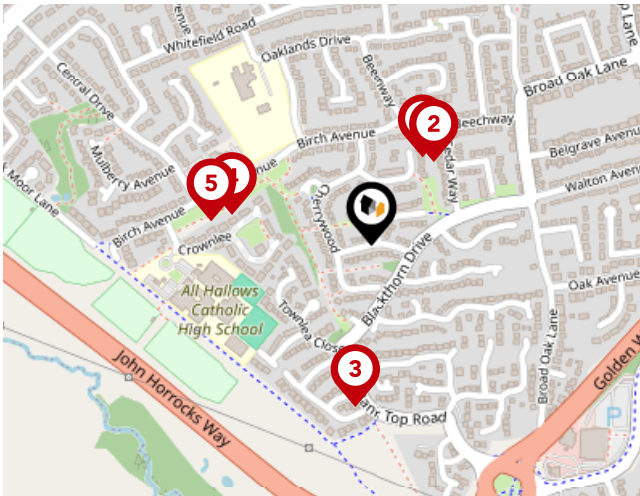


Airports/Helipads

| Pin | Name | Distance |
|----------|------------------------|-------------|
| 1 | Highfield | 12.78 miles |
| 2 | Speke | 28.26 miles |
| 3 | Manchester Airport | 31.86 miles |
| 4 | Leeds Bradford Airport | 44.83 miles |

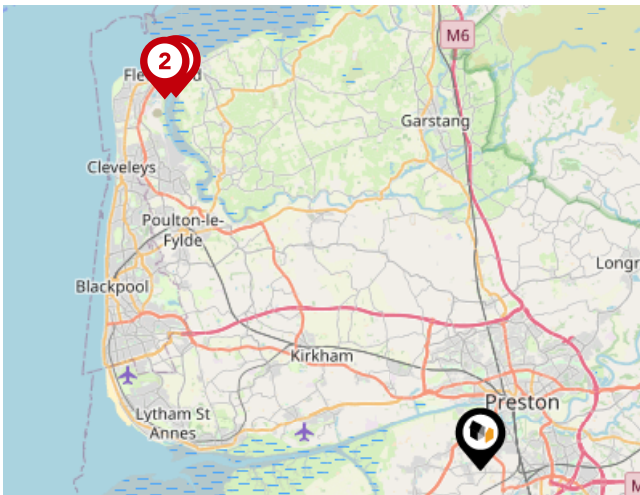
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Birch Avenue | 0.11 miles |
| 2 | Birch Avenue | 0.11 miles |
| 3 | Blackthorn Drive | 0.18 miles |
| 4 | Sainsburys | 0.15 miles |
| 5 | Sainsburys | 0.18 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 16.84 miles |
| 2 | Fleetwood for Knott End Ferry Landing | 17.03 miles |



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

Financial Services

Who are Roberts&Co?

There is not just one reason why you should sell with Roberts&Co, we like to think there's many more.

Our dedicated branch teams...

Roberts&Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



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Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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